091.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	590,400 / 590,400
					USE VALUE:	590,400 / 590,400
					ASSESSED:	590,400 / 590,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERKINS CHRISTINA
Owner 2:	
Owner 3:	
Street 1:	123 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONE PATRICIA -
Owner 2:	-
Street 1:	123 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,545 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Aluminum Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4545.000	201,000		389,400	590,400
Total Card	0.104	201,000		389,400	590,400
Total Parcel	0.104	201,000		389,400	590,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 647.37 | /Parcel: 647.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58868
GIS Ref	
GIS Ref	
Insp Date	12/23/08

!7423!

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	201,000	0	4,545.	389,400	590,400	590,400	Year End Roll	12/18/2019
2019	101	FV	172,100	0	4,545.	395,000	567,100	567,100	Year End Roll	1/3/2019
2018	101	FV	172,100	0	4,545.	294,900	467,000	467,000	Year End Roll	12/20/2017
2017	101	FV	172,100	0	4,545.	267,000	439,100	439,100	Year End Roll	1/3/2017
2016	101	FV	172,100	0	4,545.	255,900	428,000	428,000	Year End	1/4/2016
2015	101	FV	156,200	0	4,545.	217,000	373,200	373,200	Year End Roll	12/11/2014
2014	101	FV	156,200	0	4,545.	205,800	362,000	362,000	Year End Roll	12/16/2013
2013	101	FV	156,200	0	4,545.	195,800	352,000	352,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7423

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONE PATRICIA	48125-486		9/8/2006		354,000	No	No		
ONEIL VIRGINIA	39000-116		4/30/2003		316,500	No	No		
O`NEIL MARY G	26283-165		5/2/1996		1	No	No		A

PRINT

Date	Time
12/10/20	22:03:44

LAST REV

Date	Time
05/24/16	08:32:23
ekelly	

USER DEFINED

Prior Id # 1:	58868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2014	1479	Redo Kit	41,000					Renovate kitchen a

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
12/23/2008	Meas/Inspect	336	PATRIOT
1/11/2007	MLS	MM	Mary M
8/14/2003	MLS	MM	Mary M
3/24/2000	Inspected	276	PATRIOT
3/14/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4545		Sq. Ft.	Site		0	70.	1.22	5									389,444						389,400	

Total AC/HA:	0.10434	Total SF/SM:	4545	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	389,444	Spl Credit		Total:	389,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99692214
Adj $ / SQ:	127.855
Other Features:	73700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	225285
Depreciation:	24331
Depreciated Total:	200954

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

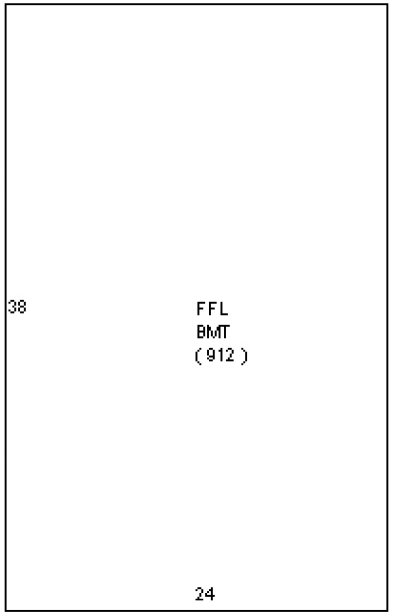
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	127.86
Special Features:	0	Val/Su Net:	110.20
Final Total:	201000	Val/Su SzAd	220.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	38.360	34,981
FFL	First Floor	912	127.860	116,604

Net Sketched Area:	1,824		Total:	151,585	
Size Ad	912	Gross Are	1824	FinArea	912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---